



GRAFTON
Massachusetts

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SP 2016-5: Trinity Avenue Pump Station - 25R Trinity Avenue

1 message

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Sun, Apr 10, 2016 at 11:05 PM

To: planningdept@grafton-ma.gov

Public Hearing Comment Form

Submitted from the Town of Grafton website on Sunday, April 10, 2016 - 11:05pm

Submitted by user: Anonymous

Submitted values are:

Choose a Project / Topic: SP 2016-5: Trinity Avenue Pump Station - 25R

Trinity Avenue

First Name: Scott

Last Name: Lamont

Email Address: sapidus@yahoo.com

Street Address: 25 Trinity Ave

City: Grafton

State: Massachusetts

Public Comment Disclaimer: I have read and understand the Public Comment Disclaimer

Comments:

I submitted this once to the web site but it appeared to fail. Am re-submitting:

We are the abutters at 25 Trinity Ave. This plan calls for a permanent easement across our property for the buried water line, 10 foot paved road, Bailey bridge, associated bridge abutments and stormwater drainage containment areas. The plan also calls for a large temporary construction easement on our property. Our dining room and bedroom face the proposed water treatment site and access road. The access road that requires the permanent easement runs the length of one side of our property and will be approximately 60 feet from our house.

After reviewing the latest set of plans, as published on the Planning Board's web site, we have the following questions and concerns:

The plan shows an 8-ft fence topped with barbed wire around the facility and on both sides of the access road across our property all the way to Trinity Ave. Is this necessary? How can an easement remove all ability to utilize a piece of our property?

The plan shows lights along fence line and around building. Is this necessary?

Is the property actually owned by the Grafton Water District? It does not appear in the Worcester registry of deeds, but the transfer of the Pleasant Street land property that was traded to Mass Wildlife for the parcel at 25R Trinity does?

The town typically plows all of the snow from the cul-de-sac into the area between the driveways of our neighbor and us...this now will have the access road for the water dept. in the middle. Where will the snow go?

The paved road, bridge, permanent tree removal, fencing, parking lot, backup power generator, and building could have a significant negative impact to our quality of life and to the resale value of our property. How will the town

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take this into account during the review/permitting process?

Also, there appears to be a discrepancy between what the plan says and what the zoning board is ruling on on May 5th?

The plan before the planning board say (Section 4.2):

Due to the geometry of the existing parcel, the following two zoning requirements will not be able to be met:

- 3.2.3.2 – Intensity of Use Schedule – Zoning District Medium Density Residential R-20. The minimum frontage/lot width of 125 feet does not exist. The existing lot frontage is 10-feet.
- 4.2.4.2 – Drives serving other permitted principal structures in an R-MF District. The driveway sideline requirement of 50 feet from other drives will not be met due to the geometry of the existing property.

But the zoning board is ruling on:

"Relief from the required 125 foot frontage"

"Relief from the 10" stabilized vegetation border"

Regards
Scott Lamont

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